

# The **Glencannon** Newsletter

Visit our web site: [www.glencannonhomes.org](http://www.glencannonhomes.org)

## August 2017



**Only one month left  
at the pool**

(Hot Dog Day is September 3rd)

### *In this issue*

|                              |         |
|------------------------------|---------|
| Resource Page .....          | Page 2  |
| Next Board Meeting .....     | Page 4  |
| Community News .....         | Page 4  |
| New Board Member .....       | Page 4  |
| Questions of the Month ..... | Page 4  |
| Financials .....             | Page 5  |
| Minutes .....                | Page 7  |
| Advertising Rates .....      | Page 9  |
| ACC Form .....               | Page 11 |
| Calendar .....               | Page 12 |

### **GLENCANNON**

### **BOARD OF DIRECTORS**

**Terry Creighan, President**  
**Shawn Beard, Vice President**

John Ackerman

Alissa Baker

Jim Byer

Dave Chirdon

Sheila Christopher

Ed Frohnafel, Jr.

Rita Manolas

Phone: (724) 745-4911

e-mail: [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)



# Glencannon

## Resource Page

### Babysitters

|                 |              |
|-----------------|--------------|
| Sarah Ackerman  | 724-745-3989 |
| Janine Dolanch  | 724-531-0095 |
| Ruth Ann Heinen | 724-554-3661 |
| Leah Kansco     | 770-773-6897 |
| Krystina Litton | 724-746-6747 |
| Breanna McDade  | 724-328-1731 |
| Fran Toma       | 724-413-5738 |

### Teen Yard Work

|              |              |
|--------------|--------------|
| Cody Kusluch | 724-678-5640 |
|--------------|--------------|

### Dog Walking

|                  |              |
|------------------|--------------|
| Natalie Ackerman | 724-745-3989 |
| Janine Dolanch   | 724-531-0095 |
| Ethan Hopf       | 724-746-8655 |
| Leah Kansco      | 770-773-6897 |

If you would like to add your name to any of the above lists, just call the association at **724-745-4911**

### Canon McMillan School District

|                             |              |
|-----------------------------|--------------|
| Administrative Building     | 724-746-2940 |
| Borland Manor Elementary    | 724-745-2700 |
| N. Strabane Intermediate    | 724-873-5252 |
| Canon McMillan H.S.         | 724-745-1400 |
| Transportation Department   | 724-745-1502 |
| St. Patrick Catholic School | 724-745-7977 |
| Canon McMillan M.S.         | 724-745-9030 |

### North Strabane Twp. Municipal

|                       |              |
|-----------------------|--------------|
| Animal Control        | 724-503-4417 |
| Police/Fire/Ambulance | 911          |
| Township Office       | 724-745-8880 |
| Police Administration | 724-746-8474 |
| Maintenance           | 724-745-1404 |

### Utilities

|                          |                     |
|--------------------------|---------------------|
| West Penn Power          | 800-686-0021        |
| <i>To report outages</i> | <i>800-544-4877</i> |
| PA American Water        | 800-474-7292        |
| Peoples Gas              | 800-764-0111        |
| Verizon                  | 800-660-2215        |
| Comcast Cable            | 724-745-4734        |
| Gas Leaks                | 800-400-4271        |
| PA-1 Call                | 800-242-1776        |
| Allied Waste Services    | 412-429-2600        |

## Glencannon Homes Association

P.O. Box 831 ♦ McMurray, PA 15317 ♦ 724-745-4911

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)

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[www.glencannonhomes.org](http://www.glencannonhomes.org)

# A.C.C. Approval

Any Resident planning to change the exterior of their property must obtain approval from the A.C.C. Chairman. North Strabane Township will not issue a building permit to any resident of Glencannon unless they have this approval from the association. Approval must be obtained for decks, doors, windows, sidewalks, patios, sheds, painting, etc.

A \$50 fine may be assessed for failure to submit the ACC form with proper approval.

A copy of the ACC form is available from the association secretary, in most newsletters or online at:

[www. Glencannonhomes.org/accrequestform.pdf](http://www.Glencannonhomes.org/accrequestform.pdf)

## Payment Reminders!

Your monthly association dues of \$43 should be sent to:

**GLENCANNON HOMES ASSOCIATION  
P.O. Box 831,  
McMurray, PA 15317**

It is also possible to set up online bill payments through your bank with additional options like payment reminders and automatic drafting.

If you are unsure about your current balance, please give us a call at 724-745-4911 and we will be happy to let you know.

**Please include your lot number with your payment!**

## Contacting Glencannon

To better serve our community members, we have set the following phone hours when you can be assured that your calls and emails will be answered in a timely manner. (if there is no answer during these hours, PLEASE leave a message as we are most likely on another call.)

### Glencannon Phone Hours

|                   |                               |
|-------------------|-------------------------------|
| <b>Mondays</b>    | <b>10:00 a.m. - 3:00 p.m.</b> |
| <b>Tuesdays</b>   | <b>10:00 a.m. - 3:00 p.m.</b> |
| <b>Wednesdays</b> | <b>2:00 p.m. - 6:00 p.m.</b>  |
| <b>Thursdays</b>  | <b>2:00 p.m. - 6:00 p.m.</b>  |

You may reach the Association by phone at (724) 745-4911 or by email at [glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)

## Selling Your Property?

If you are planning to sell your property you will need a "Resale Certificate" signed by a GHA Board Member and the GHA Secretary. The Resale Certificate is issued when all GHA dues and assessments have been received by GHA resulting in a zero balance owed. The Resale Certificate is required for your home Closing.

As a reminder under Act 180, the Association has ten days to provide the Resale Certificate and other items to the seller. Please contact the GHA Secretary as soon as possible so that your Resale Certificate can be prepared.

**There is a fee of \$75 for a Resale Certificate.**

**The GHA Secretary can be contacted at (724) 745-4911.**

### Attorney Fee Policy

Residents who fail to pay the monthly \$43 assessment for five months or more can expect an official warning letter from Glencannon Homes Association. Failure to respond will result in a letter from the Glencannon Attorney and a \$100 letter drafting fee will be added to the amount owed. Homeowners that force the Attorney file a lien on their property (for lack of payment) will also have those fees added to their account.



# Glencannon Community News

**Next Monthly Meeting of the Directors,**  
Tuesday, August 8, 2017 at **7:30 pm** (At the pool pavilion)  
All residents are welcome to attend!

## New Board Member

On July 11th, 2017, the GHA board of Directors unanimously voted for Alissa Baker of Meadowview Drive to fill the vacant Single Family Home board position that has been open since March.

The board can fill open seats with any category if no residents come forward to be nominated.

**Alyssa's first official meeting as a GHA board member will be August 8, 2017.**

**Welcome Alissa !**

## Alert:

- We are seeing more incidents of vandalism in the Pheasant Cove and pond area.
- Residents, please have your exterior lights on.
- Be sure to report anything you see to the police, no matter how small.

## Resident questions of the month

### **Where does my monthly dues payment of \$43.00 go?**

Glencannon Homes Association has several major expenses: Pond Maintenance, Common Ground Maintenance, the pool complex, electricity (street lights) and garbage pick-up is also included.

In addition, there are other expenses like: Insurance coverage, legal fees, yearly audit, newsletter/website, payroll (Secretary, Pool Manager and Guards) and events (like the Easter Egg Hunt).

A budget is posted every year and a monthly financial report is published in every newsletter.

### **How is the pond project coming along and when can we expect work to begin?**

Our hired engineering company has plans drawn up for refurbishing the pond, however, we are awaiting the DEP to review and approve the plans.

Considering the backlog of work for the DEP, this could take a while. We will post in this newsletter as soon as we hear something.

### **What is the best way to contact Glencannon Homes Association?**

Since our Secretary can't answer calls at every hour of the day, try emailing your question to:

[glencannon15317@yahoo.com](mailto:glencannon15317@yahoo.com)

**Glencannon Homes Association  
Financial Report  
As of June 30, 2017**

|                                      | GENERAL<br>FUND  | REPLACEMENT<br>FUND | SETTLEMENT<br>FUND | YTD<br>TOTAL       |
|--------------------------------------|------------------|---------------------|--------------------|--------------------|
| <b>Income Statement:</b>             |                  |                     |                    |                    |
| <b>Revenues:</b>                     |                  |                     |                    |                    |
| Association Fees                     | \$133,816        | \$-                 | \$-                | \$133,816          |
| Other                                | \$7,519          | \$31,209            | \$4,345            | \$43,073           |
| <b>Total</b>                         | <b>\$141,335</b> | <b>\$31,209</b>     | <b>\$4,345</b>     | <b>\$176,889</b>   |
| <b>Expenditures:</b>                 |                  |                     |                    |                    |
| Recreation Services                  | \$18,343         | \$-                 | \$-                | \$18,343           |
| Commons Maintenance                  | \$3,722          | \$-                 | \$-                | \$3,722            |
| Landscaping                          | \$30,523         | \$-                 | \$-                | \$30,523           |
| Garbage Removal                      | \$24,480         | \$-                 | \$-                | \$24,480           |
| Legal Services                       | \$6,281          | \$-                 | \$-                | \$6,281            |
| Pond Renovation                      | \$-              | \$-                 | \$512              | \$512              |
| Administrative                       | \$23,297         | \$2,821             | \$-                | \$26,117           |
| <b>Total</b>                         | <b>\$106,646</b> | <b>\$2,821</b>      | <b>\$512</b>       | <b>\$109,979</b>   |
| <b>Excess (Deficit):</b>             | <b>\$34,689</b>  | <b>\$28,388</b>     | <b>\$3,833</b>     | <b>\$66,910</b>    |
| <br>                                 |                  |                     |                    |                    |
| Beginning Balance                    | \$110,084        | \$561,233           | \$1,077,552        | \$1,748,869        |
| Revenue +                            | \$141,335        | \$31,209            | \$4,345            | \$176,889          |
| Expenditures -                       | \$(106,646)      | \$(2,821)           | \$(512)            | \$(109,979)        |
| Change in Working Capital            | \$9,602          | \$-                 | \$-                | \$9,602            |
| Transfers +/-                        | \$(3,000)        | \$3,000             | \$-                | \$-                |
| <b>Ending Balance</b>                | <b>\$151,374</b> | <b>\$592,621</b>    | <b>\$1,081,385</b> | <b>\$1,825,380</b> |
| <br>                                 |                  |                     |                    |                    |
| <b>Bank and Investment Accounts:</b> |                  |                     |                    |                    |
| Bank - Checking                      | \$122,630        | \$20,716            | \$9,563            | \$152,908          |
| Money Market                         | \$28,744         | \$-                 | \$86,424           | \$115,168          |
| CD's                                 | \$-              | \$44,146            | \$982,398          | \$1,026,544        |
| PNC Advisor Investments              | \$-              | \$527,760           | \$-                | \$527,760          |
| <b>Total</b>                         | <b>\$151,374</b> | <b>\$592,621</b>    | <b>\$1,078,385</b> | <b>\$1,822,380</b> |

## Recycling Events

The Washington County Planning Commission will host electronics recycling throughout 2017 on the first (sometimes 2nd) Tuesday of the month from 2:30 pm to 5:00 pm at the Washington County Fair Grounds, 2151 N. Main St., Washington, PA 15301 (Exhibit Hall 1).

Here are the dates for your convenience:  
August 1st, September 5th, October 3rd,  
November 7th and December 12th.

**Most of the electronics are free of charge to dispose, however some restrictions apply.**

For more detailed information visit:

**[www.glencannonhomes.org](http://www.glencannonhomes.org)**

We will post other events for 2017 as information is available.

## Reminder!

Glencannon ACC regulations require that **GARBAGE CONTAINERS** are to be stored indoors or inconspicuously outdoors (**not in front of your residence**). Garbage containers should be placed at the curb **no earlier than 5:00 p.m. the night before collection day**, and should be removed the next day.

Dirt Bikes and Quads are NOT permitted to be driven on Glencannon common grounds (The pond, the ballfield, the pool complex or near the playgrounds).

Thank you for your cooperation

**NOTICE:**

Vehicles without current registration stickers are **not** permitted to be parked in Glencannon commons parking pads. In addition, vehicles parked in commons parking for long periods of time will be researched for resident ownership.

**These vehicles will be towed at the owners expense.**

The only sign that is permitted on Glencannon properties is a real estate (for sale) sign.

Contractor signs, advertising and political signs are not permitted (at any time).

Thank you for your cooperation.

**Electronics Disposal**

Due to the PA electronics recycling law, Electronics cannot be disposed with municipal waste. This includes computers, TV's and any components of these devices.

For more information on Electronic Disposal and Recycling sites, visit the Washington County Planning Commission Website at:  
[www.depweb.state.pa.us](http://www.depweb.state.pa.us)

Most Goodwill stores will accept Computers and electronics **however, they recently discontinued accepting TELEVISIONS.**

Our Insurance Carrier has requested the following reminder:

No Fishing  
No Swimming  
No Boating

On the Glencannon Pond

*Thank You*



**Why Pay Retail**

Home Goods & More

432 Georgetown Road  
Lawrence, PA 15055

Phone: 724-986-1681  
Website: [WhyPayRetail.online](http://WhyPayRetail.online)

## **Glencannon Homes Association**

**July 11, 2017**

### **Executive Meeting**

Board members present: Terry Creighan – President, Shawn Beard – Vice President, Rita Manolas, Ed Frohnaphel, Jr., John Ackerman, Jim Byer, Dave Chirdon.  
Sheila Christopher, not present and excused.

Mr. Creighan called the meeting to order at 7:00 pm.

### **FINANCIALS**

The board reviewed the financial packets and discussed the AR list. A settlement agreement for one of the residents was discussed and the report from the attorney. Mr. Byer made a motion to approve the financial reports for June 2017. Mr. Beard seconded the motion. Vote: Mr. Creighan – yes, Ms. Manolas – yes, Mr. Frohnaphel, Jr. – yes, Mr. Ackerman – yes, Mr. Chirdon – yes.

### **ACC**

The board discussed a shed and a deck in the neighborhood and whether an ACC request was submitted. The change in township ordinances was also discussed as it applies to decks.

### **REC**

Everything is running as normal. The lifeguard schedule is done until the end of the month. The resurfacing of the tennis court was discussed and someone is needed to oversee the bid process. There have been contractors that have looked at it but no formal bid has been obtained. Discussion occurred about what is needed for the area and timeframes that are necessary.

### **COMMONS**

The garbage cans have not been emptied and some of the grass cutting has not been done.

The landscapers have been notified about this. In addition, the bench was ordered for the bed on Old Meadow and will be delivered soon. The details of the delivery were discussed as well as putting it together. The Hope Committee chair said her and another resident purchased terra cotta planters for the bed on 19 with flowers. The planters were stolen.

### **NEW BUSINESS**

The secretary will be on vacation for a few days at the end of the month. The phone and the email will be covered by other board members. The mailboxes and cluster boxes were discussed on Meadowview Drive.

### **OLD BUSINESS**

The board discussed lien letters that were sent as well as people that have not maintained their payment arrangements. Additional title searches will be done and the foreclosure process explored for residents that are significantly delinquent.

Meeting adjourned at 7:30pm.

*Respectfully submitted by Kimberly Spicer*

**Reminder:**  
**Only ONE bulk item (couches, refrigerators, furniture, etc.) can be included with your usual weekly refuse.**

## Glencannon Homes Association

July 11, 2017

### Monthly meeting of the Directors

Board members present: Terry Creighan – President, Shawn Beard – Vice President, Rita Manolas, Ed Frohnaphel, Jr., John Ackerman, Jim Byer, Dave Chirdon.

Sheila Christopher, not present and excused.

Mr. Creighan called the meeting to order at 7:30

#### OPEN DISCUSSION

A resident was present and talked to the board about the potential for a fenced in dog park in the neighborhood. She suggested that the dog park be put in the field near the pond. The pond committee chair discussed that the future of this area has to be determined by the DEP. This can be considered once the decision for that area is made.

Another resident was present and asked about having water aerobics at the pool.

#### ACC

No new requests

#### REC

The new security system has been installed and additional trail cameras were put up in various areas. There was a minor issue with the chlorinator and it was repaired quickly due to it being under warranty.

#### COMMONS

The board discussed the needed weeding in the neighborhood which is supposed to be done by the landscapers. The landscaping contract was discussed and the various areas that need to be adjusted.

#### NEW BUSINESS

The open board position was discussed which

expires in 2020. Alyssa Baker stated that she would like to be nominated for the board position. Vote: Mr. Ackerman –yes, Mr. Frohnaphel, Jr. – yes, Ms. Manolas – yes, Mr. Byer – yes, Mr. Chirdon – yes, Mr. Beard – yes, Mr. Creighan – yes.

#### OLD BUSINESS

The dead trees were discussed and need to be removed as soon as possible. The bids will be obtained by companies with the necessary insurance and equipment. The board discussed additional maintenance in the area.

Meeting adjourned at 8:00 pm.

*Respectfully submitted by Kimberly Spicer*

## Dog Laws

**Please remember that Pennsylvania and the township of North Strabane have laws pertaining to DOGS.**

**Pennsylvania State Law:** All dogs must be under control and may not be allowed to run at large. Dogs are personal property and owners are responsible for damages caused by their dogs. This means that when your dog is not on your property, it must be under direct control of you or a handler. The best way to control your dog is with a leash.

#### **North Strabane Township Ordinance:**

It shall be unlawful for the owner of any dog or dogs to allow or permit such dog or dogs to run at large in the township of North Strabane.

*We ask that all residents please leash your dog and clean up after them.  
Thank you for your cooperation.*



# Advertise in the Glencannon Newsletter!

| <b>Ad Size</b> | <b>Ad Fee</b> | <b>Typing Fee</b>    |
|----------------|---------------|----------------------|
| Full page      | \$60          | \$6                  |
| Half page      | \$45          | \$5                  |
| Quarter page   | \$30          | \$4                  |
| Business Card  | \$17          | \$ —                 |
| Line ads       |               | <b>\$ .40 / word</b> |

Discounts apply when consecutive ads are placed

Deadline for all ads (except full-page ads) is the 15th of each month. Full-page ads are due by the 20th of each month.

- 2 free ads when you purchase 10
- 1 free ad when you purchase 5
- 1 half-price ad when you purchase 3

Web site ads are available at the following rates:

\$75.00 (for 1 year, on the home page.)

\$95.00 (for 1 year, on all pages.)

The dumpsters at each of the apartment and condo buildings are ONLY to be used by the residents living in those buildings.

Thank you for your cooperation.



Specializing in Office Staffing

4150 Washington Road, Suite 108  
McMurray, PA 15317  
Phone: 724.942.5860  
Fax: 724.942.5866  
www.personnelstaffers.com

Hermaine G. Muno  
Marcia M. Sacco  
Kris Piscatelli

hermaine@personnelstaffers.com  
marcia@personnelstaffers.com  
kris@personnelstaffers.com

The dumpster at the pool is  
for POOL USE ONLY.

The following items are strictly prohibited.

- **Construction waste**
- **Televisions**
- **Tires**
- **Car batteries**
- **Oil, gas or hazardous liquids**

This area is under 24 hour surveillance and we will make efforts to enhance imaging this year.

**Don't be one of the people that had the police show up at their door with a citation (like last year).**

## Pool Hours

|            |                     |
|------------|---------------------|
| Mondays    | Noon to 8:00 pm     |
| Tuesdays   | Noon to 8:00 pm     |
| Wednesdays | Noon to 10:00 pm*   |
| Thursdays  | Noon to 8:00 pm     |
| Fridays    | Noon to 10:00 pm*   |
| Saturdays  | 11:00 am to 8:00 pm |
| Sundays    | 11:00 am to 8:00 pm |

\*The last Wednesday night swim will be August 23, 2017, Noon - 10:00 pm

\*The last Friday night swim will be August 11, 2017, Noon - 10:00 pm

Back to school hours will be in effect the week of August 28th to September 1st, Pool hours will be 4 - 8 pm.

\*Last Pool Day, September 4th

**The next Hot Dog Day  
at the pool will be  
Sunday, September  
3rd from**

**1:00pm to 2:30pm.**

**Chips and Bottled Water too!**

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**Friday “Night  
Swims” will  
continue until  
August 11th**

## Glencannon Pool Parties

Reserve the pavilion during normal pool hours for only \$25.00 (3 hours) plus \$3.00 per non-resident guest.

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After-hours parties available,  
only \$90.00 from 8:00 pm to 11:00 pm.  
No additional fee for guests!

**Call (724) 745-4911  
to reserve your spot!**

**REQUEST FOR REVIEW FORM**  
**ARCHITECTURAL CONTROL COMMITTEE [ACC]**  
**GLENCANNON HOMES ASSOCIATION**

The **sole purpose** of the ACC is to provide **standards and guidelines** for the Residents and the ACC so as to preserve the **architectural and esthetic integrity** of the community while **preserving home and property values**.

**CHECK BOX[ES] THAT APPLIES TO YOUR REQUEST:**

- Exterior **ANTENNA** provided they are attached to the unit.
- Exterior location of **CENTRAL AIR CODITIONING** unit if not within three [3] feet of current.
- A sketch showing the size, location and elevation of any **DECK, BALCONY, PORCH** or **PATIO**.
- Changes in grade or location of an existing **DRIVEWAY**.
- Height, style, material and distance from property lines of **FENCE**.
- A sketch showing the location of a **LAMP POST** from the property lines and building.
- A sketch showing the location of **OUT DOOR LIGHTING** fixture[s] from the property line and building.
- The height, style, material and distance from property line for **PRIVACY SCREEN**.
- ROOF COVERING** not similar to the one provided by the developer.
- SCREEN & STORM DOORS** do not require approval as long as they abide by unit style.
- UTILITY METERS** are not to be moved or painted with approval.
- UTILITY SHEDS** must be constructed in the same manner, style, and material of the unit.
- SIDING, DOOR, SHUTTERS** and **WINDOW** replacement.
- Painting of **DOORS, SHUTTERS, HOUSE TRIM, DOOR TRIM** and **WINDOW TRIM** – approved colors can be obtained by contacting the Secretary or going on line [www.glencannonhomes.org](http://www.glencannonhomes.org) to view the Architectural Policy.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_ LOT NO.: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

OWNER SIGNATURE: \_\_\_\_\_

ACC RECOMMENDATIONS / COMMENTS: \_\_\_\_\_

ACC COMMITTEE SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

# AUGUST 2017

| Sun | Mon   | Tue   | Wed                                  | Thu                       | Fri  | Sat |
|-----|---|---|--------------------------------------|---------------------------|--|-----|
|     |   | 1   | 2<br>Night Swim<br>Noon– 10 pm       | 3<br>Garbage & Recycling  | 4<br>Night Swim<br>Noon– 10 pm                 | 5   |
| 6   | 7   | 8<br>Board Meeting<br>7:30 pm<br>At the pool pavilion | 9<br>Night Swim<br>Noon– 10 pm       | 10<br>Garbage             | 11<br>Last Friday<br>Night Swim<br>Noon– 10 pm | 12  |
| 13  | 14  | 15  | 16<br>Night Swim<br>Noon– 10 pm      | 17<br>Garbage & Recycling | 18   | 19  |
| 20  | 21  | 22  | 23<br>Last Night Swim<br>Noon– 10 pm | 24<br>Garbage             | 25   | 26  |
| 27  | 28<br>First Day of School<br>Canon-McMillan | 29  | 30                                   | 31<br>Garbage & Recycling |  |     |

Hot Dog Day, Sunday, September 3rd, 1:00 to 2:30 pm